

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	6	- 53.8%	161	150	- 6.8%
Closed Sales	16	10	- 37.5%	159	164	+ 3.1%
Median Sales Price*	\$334,000	<b>\$334,625</b>	+ 0.2%	\$369,900	<b>\$389,000</b>	+ 5.2%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	41	58	+ 41.5%	44	35	- 20.5%
Percent of Original List Price Received*	105.7%	96.5%	- 8.7%	102.8%	101.6%	- 1.2%
New Listings	10	3	- 70.0%	168	183	+ 8.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

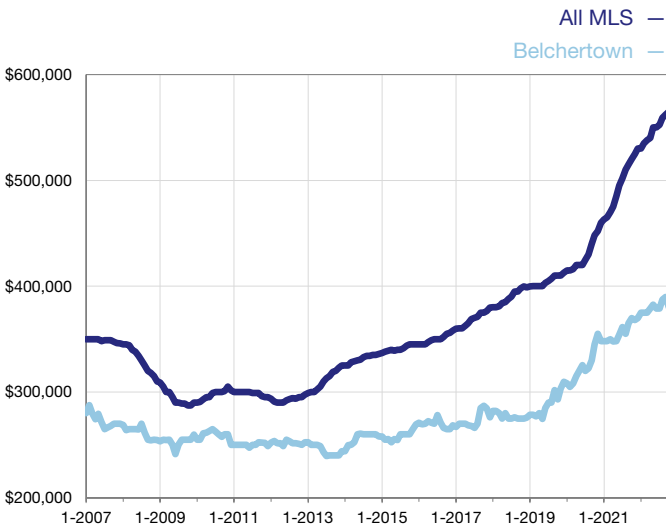
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	15	20	+ 33.3%
Closed Sales	1	1	0.0%	12	22	+ 83.3%
Median Sales Price*	\$420,000	<b>\$280,000</b>	- 33.3%	\$267,000	<b>\$275,500</b>	+ 3.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	12	6	- 50.0%	46	46	0.0%
Percent of Original List Price Received*	100.0%	98.2%	- 1.8%	100.6%	102.1%	+ 1.5%
New Listings	0	2	--	19	20	+ 5.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

